



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

At its meeting held August 22, 2006, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

De novo hearing on Conditional Use Permit Case No. 03-178-(4), Mitigated Negative Declaration and Mitigation Monitoring Program, to authorize the expansion and continued operation of an existing Young Men's Christian Association (YMCA) facility, consisting of a new 800 sq ft auxiliary building, a new building entrance, additional outdoor recreational amenities, a new parking lot, reconfiguration of the existing parking area to provide additional parking, and additional open space and walking trails, on property located at 301 S. Bandini St., La Rambla Zoned District, applied for by DCA Engineering for YMCA Metropolitan Los Angeles, as further described in the attached letter dated March 16, 2006 from the Acting Director of Planning. (Appeal from Regional Planning Commission's approval)

All persons wishing to testify were sworn in by the Executive Officer of the Board. Samuel Dea, representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. Steve Cummins, Julie Turner, Michele Bignardi, Douglas Carstens, William Wood, Linda Ridolfo, and others addressed the Board. Correspondence was presented.

Supervisor Knabe made the following statement:

"Conditional Use Permit Number 03-178-(4) is a request for the expansion and continued operation of an existing YMCA facility. The proposed expansion consists of a new auxiliary building, additional outdoor recreational facilities, a new parking lot and reconfiguration of the existing parking area to provide additional parking. Currently, there are 97 parking spaces available on the subject property, the additional parking area and the reconfiguration of the existing parking lot will result in a total of 190 parking spaces.

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“After reviewing the Regional Planning Commission’s findings for this project and the appellant’s list of concerns, I have concluded that issues regarding this appeal can be resolved by the approved conditions and mitigation measures imposed by the Commission for the Conditional Use Permit with some additional measures that are described below.

“The concerns expressed by the appellant include adequacy of the environmental document, past zoning violations, excessive hours of operation, inadequate parking and potential impacts relating to noise, traffic and grading.

“The Regional Planning Commission has determined that potential impacts of the project have been addressed through project conditions and mitigation measures. Moreover, the Commission has required the applicant to hold regular community meetings with local residents, prohibit the use of the facility for non YMCA affiliated events and has imposed additional zoning inspections.

“To address potential traffic, noise and grading, a traffic study, noise analysis and grading plan were prepared for the project and reviewed by the appropriate Departments. The reports indicated that no significant impacts relating to traffic, noise and grading will occur and the various County departments have concurred.

“However, to further directly address some of the concerns that the La Rambla Neighborhood Association has with this project, I am proposing the following amendments to the Conditional Use Permit conditions:

Condition No. 10 should read as follows:

The permittee shall deposit with the County of Los Angeles the sum of \$7,800.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for quarterly inspections for the first two years, and biannual zoning enforcement inspections thereafter and recovery costs for Regional Planning Staff attendance of eight (8) quarterly community meetings.

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Condition No. 26 should read as follows:

During the first two years of this approval, the permittee shall conduct semi-annual (i.e. two times a year) meetings with neighbors and other interested local residents to provide a forum for community input and dialogue regarding the expansion and operation of the facility; thereafter, the permittee shall conduct said meetings annually. If the Director of Planning finds additional meetings to be appropriate, the permittee shall schedule additional meetings as instructed. Not less than ten (10) calendar days before the date of each community meeting, notices of the time and place of the said community meeting shall be sent by first class mail to the Department of Regional Planning, Zoning Enforcement Section, property owners within a 500-foot radius of the subject property and all local residents who request in writing of such notification. The community meetings shall be conducted at the YMCA or at a location within the San Pedro area paid for by the YMCA. No member of the public shall be denied access to said community meetings. Representative(s) of the Department of Regional Planning, Zoning Enforcement Section shall attend the community meetings during the two years of this approval. The permittee shall provide minutes, video and audio recording of each community meeting to the Department of Regional Planning, Zoning Enforcement Section not less than ten (10) calendar days after said meeting.

Condition No. 27B should read as follows:

Project construction activity shall be limited to the hours between 7:00 a.m. and 5:00 p.m. Monday through Friday and 9:00 a.m. and 5:00 p.m. on Saturdays. Earth hauling and grading activities shall be prohibited on Saturdays. No construction activities shall be permitted on Sundays and holidays. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby residences. Generators and pneumatic compressors shall be insulated in a manner that will minimize noise impacts to adjacent residences. Parking of construction workers' vehicles shall be on-site. The permittee shall notify all contractors in writing of the parking and schedule restrictions and postings shall be provided on-site stating said restrictions.

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"In addition, the following new conditions shall be added to the Conditional Use Permit:

- During the first six months after completion of construction, a YMCA employee or volunteer shall be present at the driveways located at 3<sup>rd</sup> Street and Bandini Street to direct and monitor vehicular traffic entering and exiting the facility between the hours of 6:00 to 7:30 a.m. and 4:00 to 6:30 p.m., Monday through Friday. Prior to the completion of the six month period, the Director of Planning will evaluate the monitoring program and will determine if the program should continue. Also, parking monitors shall be required during all special events which require a Temporary Use Permit;
- Lighting at the outdoor seating area located at the southeast corner of the subject property is prohibited with the exception of necessary low-level motion sensor-activated or time-control security lighting along all pedestrian walkways leading to and from the said area and its perimeter;
- To minimize potential disturbance to neighboring residents, the louvered style windows located at the top of the gymnasium building that face the proposed parking area and exterior doors leading to the existing elevator shall remain closed during league games and special events conducted inside said building;
- The permittee shall provide a landscaping area consisting of hedges and trees along the property frontage at Arcadia Drive to minimize potential disturbance to adjacent residences;
- The permittee shall provide and maintain a schedule for professional maintenance of rooftop and pool machinery, to assure that equipment is maintained in proper running condition;
- The permittee shall provide screening on all exterior mechanical equipment both on rooftops and on the ground. Said screening shall be lined with sound absorbing material;

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- The permittee shall implement additional methods to further reduce noise from the transom/louvered style windows at the top of the gymnasium and weight rooms, as approved by the Planning Director and the Department of Health Services which methods do not interfere with the proper natural ventilation of those areas;
- The permittee shall provide sound-damping material to the existing equipment shelter adjacent to the maintenance entrance located along the southwest corner of the existing gymnasium building.

"The Regional Planning Commission determined that the proposed development is consistent with applicable provisions and criteria of the Los Angeles Countywide General Plan and the Zoning Ordinance. The Regional Planning Commission considered the mitigated negative declaration together with all comments received during the public review process and found no substantial evidence that the project will have a significant effect on the environment. I concur with their decision."

Therefore, on motion of Supervisor Knabe, seconded by Supervisor Antonovich, unanimously carried, the Board closed the public hearing; and took the following actions:

1. Approved the Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the project;
2. Indicated its intent to deny the appeal; affirmed the Regional Planning Commission's decision approving Conditional Use Permit No. 03-178-(5) with revised and additional conditions; find that the required findings and burden of proof for a conditional use permit have been met; and

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3. Instructed County Counsel to prepare the final environmental documentation, findings and conditions, with revised and additional conditions as recommended by Supervisor Knabe, for final approval.

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Attachment

Copies distributed:

Each Supervisor  
County Counsel  
Acting Director of Planning  
Director of Public Works  
Steve Cummins  
Julie Turner  
Michele Bignardi  
Douglas Carstens  
William Wood  
Linda Ridolfo